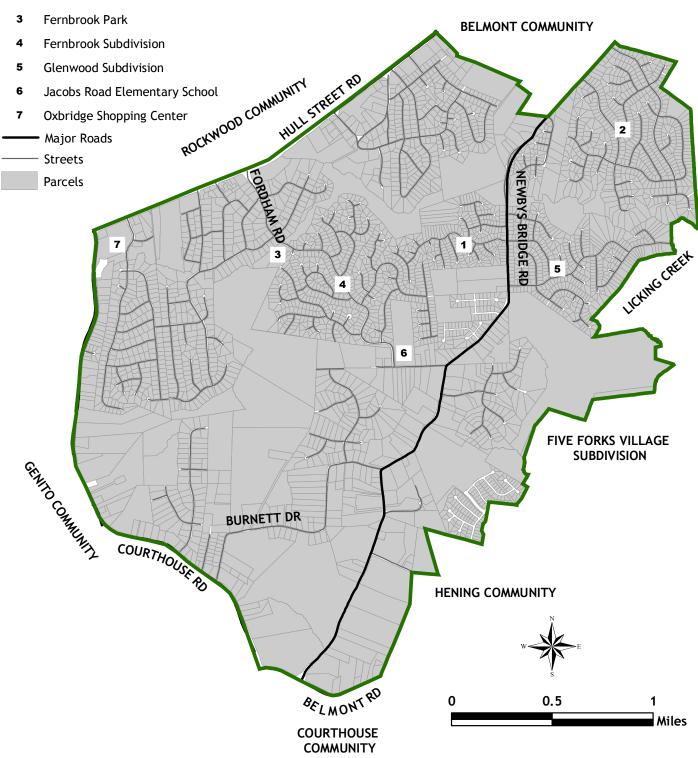
# South Rockwood

#### **South Rockwood Features**

- 1 Cabin Creek Subdivision
- 2 Creekwood Subdivision



### South Rockwood Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

#### Strengths

- Low rental occupancy rates of single-family houses
- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2003
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita
- Religious, neighborhood, and community organizations per capita

#### Challenges

Residential code enforcement complaints per capita

#### **Community Characteristics**

- Low rate of population growth from 1990 through 2004
- Low percentage of multifamily (attached) housing units
- Lower resale single-family housing price changes from 1998 through 2003
- Many licensed home-based businesses per capita



House in Mayfair Estates

## **South Rockwood Community Summary**

Population         2004         Number of Persons         8,200         293,000           Average Annual Population Growth         1990-2004         Percentage Increase         0.4%         2%           Average Annual Population Growth         1990-2004         Percentage Increase         1.0%         2%           Projected Annual Population Growth         2004-2010         Percentage Increase         1.0%         2%           Projected Annual Population Growth         2003         Percentage Increase         3.0         5,000           HOUSEG GROWTH (Based on Building Permits Issued For New Construction)         2003         Percentage Increase         3.4         2,230           Multifamily (attached) Housing Growth         2003         Percentage Increase         3.4         2,330           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         336           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Corowth (includes mobile homes)	POPULATION GROWTH	YEAR(S)	MEASURE	S. ROCKWOOD	COUNTYWIDE
Average Annual Population Growth         1990-2004         Numerical Increase         29         4,907           Projected Annual Population Growth         2004-2010         Percentage Increase         1.0%         2%           Mousing Growth         2004-2010         Numerical Increase         83         5,900           Housing Growth (Based on Building Permits Issued For New Construction)         Single-Family Housing Growth         2003         Percentage Increase         1.15%         2.63%           Single-Family Housing Growth         2003         Percentage Increase         0.00%         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIA.         Thusing Unit Growth Potential         2003         Percentage Increase         1.15%         3,0%           Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588 <t< td=""><td>Population</td><td>2004</td><td>Number of Persons</td><td>8,200</td><td>293,900</td></t<>	Population	2004	Number of Persons	8,200	293,900
Projected Annual Population Growth         2004-2010         Percentage Increase         1.0%         2%           Projected Annual Population Growth         2004-2010         Numerical Increase         8.3         5,000           Housing Growth (Based on Building Permits Issued For New Construction)         Single-Family Housing Growth         2003         Percentage Increase         1.15%         2.63%           Single-Family Housing Growth         2003         Numerical Increase         0.00%         5.79%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.79%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.79%           Multifamily (attached) Housing Growth (includes mobile homes)         2003         Percentage Increase         0.00%         5.79%           Multifamily (attached) Housing Growth (includes mobile homes)         2003         Percentage Increase         0.00%         5.79%           Multifamily (attached) Housing Growth (includes mobile homes)         2003         Percentage Increase         0.15%         3.00%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.00%           Overall Housing Crowth (includes mobile homes)         2003	Average Annual Population Growth	1990-2004	Percentage Increase	0.4%	2%
Projected Annual Population Growth         2004-2010         Numerical Increase         83         5,900           Housing Growth (Based on Building Permits Issued For New Construction)         Single-Family Housing Growth         2003         Percentage Increase         1.15%         2.63%           Single-Family Housing Growth         2003         Numerical Increase         34         2.230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.0%         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Owerall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Owerall Housing Growth (includes mobile homes)         2003         Units on Zoned Land         1.17%	Average Annual Population Growth	1990-2004	Numerical Increase	29	4,907
Housing Growth (Based on Building Permits Issued For New Construction)	Projected Annual Population Growth	2004-2010	Percentage Increase	1.0%	2%
Single-Family Housing Growth         2003         Percentage Increase         1.15%         2.63%           Single-Family Housing Growth         2003         Numerical Increase         34         2,230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.7%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIAL         William (Increase)         34         3,200         3.00	Projected Annual Population Growth	2004-2010	Numerical Increase	83	5,900
Single-Family Housing Growth         2003         Numerical Increase         34         2,230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.79%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIAL         The Unit Growth Potential         2003         Units on Planned Land         11,770         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (minimal improve, value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve	HOUSING GROWTH (Based on Building Permits Issued F	or New Constru	uction)		
Multifamily (attached) Housing Growth         2003         Percentage Increase         0.00%         5.7%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.0%           GROWTH POTENTIAL         3003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Parcels         196         17,343           Vacant Property (minimal improve vertice (minim	Single-Family Housing Growth	2003	Percentage Increase	1.15%	2.63%
Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIAL         Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (trecorded subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Parcels         276         17,343           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimpr	Single-Family Housing Growth	2003	Numerical Increase	34	2,230
Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         1.15%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIAL           Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (recorded subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,349           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Dunits         3,962	Multifamily (attached) Housing Growth	2003	Percentage Increase	0.00%	5.79%
Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         34         3,200           GROWTH POTENTIAL         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         171         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve, value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve, value)         2003         Acres         1,455         155,428           Housing Conditions         40         2003         Units /Acre         0,75         0,39           Single-Family Housing         2003         Units /Acre         0,75         0,39           Single-Family Housing         2003         Percentage of All Housing Units	Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
GROWTH POTENTIAL         Common Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         171         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           Housing Conditions         40         2003         Acres         1,455         155,428           Housing Density         2003         Units/Acre         0,75         0,39           Single-Family Housing         2003         Percentage of All Housing Units         99,93%         82,12%           Multifamily (attached) Housing         2003         Perc	Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	1.15%	3.09%
Housing Unit Growth Potential         2003         Units on Planned Land         1,970         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         611         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         171         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           Housing Density         2003         Barcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Units         3,062         87,495           Single-Family Housing         2003         Units /Acre         0.75         0.39           Single-Family Housing         2003         Percentage of All Housing Units         99,	Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	34	3,200
Housing Unit Growth Potential   2003   Units on Zoned Land   611   43,588	GROWTH POTENTIAL				
Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         447         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         171         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           Housing Conomics	Housing Unit Growth Potential	2003	Units on Planned Land	1,970	103,074
Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         171         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           HOUSING CONDITIONS           HOUSING CONDITIONS           Units / Acre         0.75         0.39           Single-Family Housing         2003         Units / Acre         0.75         0.39           Single-Family Housing         2003         Percentage of All Housing Units         99.93%         82.12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         0.07%         15.84%           Owner Occupied Single-Family Housing         2003         Units         2,750         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         92.84%         89.98%           Rental Occupancy <td>Housing Unit Growth Potential</td> <td>2003</td> <td>Units on Zoned Land</td> <td>611</td> <td>43,588</td>	Housing Unit Growth Potential	2003	Units on Zoned Land	611	43,588
Vacant Property (no assessed improvement value)         2003         Parcels         296         17,343           Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           HOUSING CONDITIONS           HOUSING CONDITIONS           HOUSING CONDITIONS         2003         Units/Acre         0.75         0.39           Single-Family Housing         2003         Units         3,962         87,495           Single-Family Housing         2003         Percentage of All Housing Units         99,93%         82,12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         0.07%         15,84%           Owner Occupied Single-Family Housing         2003         Units         2,750         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         92.84%         89,98%           Rental Occupancy         2003         Percentage of All SFR Units         7.16%         10,02%           Re	Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	447	10,711
Vacant Property (no assessed improvement value)         2003         Acres         1,088         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           HOUSING CONDITIONS           Housing Density         2003         Units         3,962         87,495           Single-Family Housing         2003         Percentage of All Housing Units         99,93%         82,12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         99,93%         82,12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         0,07%         15,84%           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         2,750         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         92,84%         89,98%           Rental Occupancy         2003         Percentage of All SFR Units         7,16%         10,02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0,20%         -0,62%           Age of Sing	Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	171	8,681
Underimproved Property (minimal improve. value)         2003         Parcels         324         19,319           Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           HOUSING CONDITIONS           Housing Density         2003         Units/Acre         0.75         0.39           Single-Family Housing         2003         Units         3,962         87,495           Single-Family Housing         2003         Percentage of All Housing Units         99.93%         82.12%           Multifamily (attached) Housing         2003         Units         2         16,881           Multifamily (attached) Housing         2003         Percentage of All Housing Units         0.07%         15.84%           Owner Occupied Single-Family Housing         2003         Units         2,750         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         92.84%         89.98%           Rental Occupancy         2003         Percentage of All SFR Units         7.16%         10.02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0.20%         -0.62%           Age of Single-Family Housing         2003         Median Size, in Square Feet	Vacant Property (no assessed improvement value)	2003	Parcels	296	17,343
Underimproved Property (minimal improve. value)         2003         Acres         1,455         155,428           HOUSING CONDITIONS         Housing Density         2003         Units/Acre         0.75         0.39           Single-Family Housing         2003         Units         3,962         87,495           Single-Family Housing         2003         Percentage of All Housing Units         99,93%         82,12%           Multifamily (attached) Housing         2003         Units         2         16,881           Multifamily (attached) Housing         2003         Percentage of All Housing Units         0.07%         15,84%           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         2,750         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         92.84%         89,98%           Rental Occupancy         2003         Percentage of All SFR Units         7.16%         10,02%           Rental Occupancy         2003         Percentage of All SFR Units         7.16%         10,02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0.20%         -0.62%           Age of Single-Family Housing         2003         Median Size, in Square Feet	Vacant Property (no assessed improvement value)	2003	Acres	1,088	122,618
Housing Conditions  Housing Density  2003  Units/Acre  0.75  0.39  Single-Family Housing  2003  Units  3,962  87,495  Single-Family Housing  2003  Percentage of All Housing Units  99.93%  82.12%  Multifamily (attached) Housing  2003  Percentage of All Housing Units  2  16,881  Multifamily (attached) Housing  2003  Percentage of All Housing Units  0.07%  15.84%  Owner Occupied Single-Family Housing  2003  Percentage of All SFR Units  2,750  78,724  Owner Occupied Single-Family Housing  2003  Percentage of All SFR Units  212  8,771  Rental Occupancy  2003  Percentage of All SFR Units  212  8,771  Rental Occupancy  2003  Percentage of All SFR Units  7,16%  10.02%  Rental Occupancy Trend  1998-2003  Percentage Change  -0.20%  -0.62%  Age of Single-Family Housing  2003  Median Age in Years  21  19  Size of Single-Family Housing  2003  Percentage of Units Sold  6,45%  6,14%  Single-Family Housing Maintenance/Reinvestment  2003  Avg. Building Permit Value/Unit  \$226  \$372  Residential Code Enforcement Complaints  2003  Number  80  2,664	Underimproved Property (minimal improve. value)	2003	Parcels	324	19,319
Housing Density  2003 Units/Acre  0.75 0.39  Single-Family Housing  2003 Units  3,962 87,495  Single-Family Housing  2003 Percentage of All Housing Units  99.93% 82.12%  Multifamily (attached) Housing  2003 Units  2 16,881  Multifamily (attached) Housing  2003 Percentage of All Housing Units  2 16,881  Multifamily (attached) Housing  2003 Percentage of All Housing Units  2,750 78,724  Owner Occupied Single-Family Housing  2003 Units  2,750 78,724  Owner Occupied Single-Family Housing  2003 Percentage of All SFR Units  212 8,771  Rental Occupancy  2003 Percentage of All SFR Units  212 8,771  Rental Occupancy Trend  1998-2003 Percentage of All SFR Units  7,16% 10,02%  Rental Occupancy Trend  1998-2003 Percentage Change  -0,20% -0,62%  Age of Single-Family Housing  2003 Median Age in Years  21 19  Size of Single-Family Housing  2003 Median Size, in Square Feet  1,788 1,814  Single-Family Housing Turnover  2003 Percentage of Units Sold  6,45% 6,14%  Single-Family Housing Maintenance/Reinvestment  2003 Avg. Building Permit Value/Unit  \$226 \$372  Residential Code Enforcement Complaints  2003 Number  80 2,664	Underimproved Property (minimal improve. value)	2003	Acres	1,455	155,428
Single-Family Housing 2003 Units 3,962 87,495  Single-Family Housing 2003 Percentage of All Housing Units 99.93% 82.12%  Multifamily (attached) Housing 2003 Units 2 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.07% 15.84%  Owner Occupied Single-Family Housing 2003 Units 2,750 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 92.84% 89.98%  Rental Occupancy 2003 Percentage of All SFR Units 212 8,771  Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.20% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit 5226 5372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Housing Conditions				
Single-Family Housing 2003 Percentage of All Housing Units 99.93% 82.12%  Multifamily (attached) Housing 2003 Units 2 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.07% 15.84%  Owner Occupied Single-Family Housing 2003 Units 2,750 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 92.84% 89.98%  Rental Occupancy 2003 Units 212 8,771  Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02%  Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 7.16% 10.02%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Housing Density	2003	Units/Acre	0.75	0.39
Multifamily (attached) Housing 2003 Units 2 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.07% 15.84%  Owner Occupied Single-Family Housing 2003 Units 2,750 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 92.84% 89.98%  Rental Occupancy 2003 Units 212 8,771  Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 7.16% 10.02%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Single-Family Housing	2003	Units	3,962	87,495
Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.07% 15.84% Owner Occupied Single-Family Housing 2003 Units 2,750 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 92.84% 89.98% Rental Occupancy 2003 Units 212 8,771 Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.20% -0.62% Age of Single-Family Housing 2003 Median Age in Years 21 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372 Residential Code Enforcement Complaints 2003 Number 80 2,664	Single-Family Housing	2003	Percentage of All Housing Units	99.93%	82.12%
Owner Occupied Single-Family Housing 2003 Units 2,750 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 92.84% 89.98%  Rental Occupancy 2003 Units 212 8,771  Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.20% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Multifamily (attached) Housing	2003	Units	2	16,881
Owner Occupied Single-Family Housing  2003 Percentage of All SFR Units  212 8,771  Rental Occupancy  2003 Percentage of All SFR Units  7.16%  10.02%  Rental Occupancy Trend  1998-2003 Percentage Change  -0.20%  Age of Single-Family Housing  2003 Median Age in Years  21 19  Size of Single-Family Housing  2003 Median Size, in Square Feet  1,788  1,814  Single-Family Housing Turnover  2003 Percentage of Units Sold  6.45%  6.14%  Single-Family Housing Maintenance/Reinvestment  2003 Avg. Building Permit Value/Unit  \$226 \$372  Residential Code Enforcement Complaints  2003 Number  80 2,664	Multifamily (attached) Housing	2003	Percentage of All Housing Units	0.07%	15.84%
Rental Occupancy 2003 Units 212 8,771  Rental Occupancy 2003 Percentage of All SFR Units 7.16% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.20% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Owner Occupied Single-Family Housing	2003	Units	2,750	78,724
Rental Occupancy  Rental Occupancy Trend  1998-2003  Percentage of All SFR Units  7.16%  10.02%  Percentage of All SFR Units  7.16%  10.02%  Percentage Change  -0.20%  -0.62%  Age of Single-Family Housing  2003  Median Age in Years  21  19  Size of Single-Family Housing  2003  Median Size, in Square Feet  1,788  1,814  Single-Family Housing Turnover  2003  Percentage of Units Sold  6.45%  6.14%  Single-Family Housing Maintenance/Reinvestment  2003  Avg. Building Permit Value/Unit  \$226  \$372  Residential Code Enforcement Complaints  2003  Number  80  2,664	Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	92.84%	89.98%
Rental Occupancy Trend 1998-2003 Percentage Change -0.20% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 21 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	Rental Occupancy	2003	Units	212	8,771
Age of Single-Family Housing 2003 Median Age in Years 21 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372 Residential Code Enforcement Complaints 2003 Number 80 2,664	Rental Occupancy	2003	Percentage of All SFR Units	7.16%	10.02%
Age of Single-Family Housing 2003 Median Age in Years 21 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372 Residential Code Enforcement Complaints 2003 Number 80 2,664	Rental Occupancy Trend	1998-2003			
Size of Single-Family Housing 2003 Median Size, in Square Feet 1,788 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	, ,				
Single-Family Housing Turnover 2003 Percentage of Units Sold 6.45% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664					1,814
Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$226 \$372  Residential Code Enforcement Complaints 2003 Number 80 2,664	, ,		-	· ·	•
Residential Code Enforcement Complaints 2003 Number 80 2,664					
100 300 1110 1 1110 1 1 1 1 1 1 1 1 1 1	Residential Code Enforcement Complaints	2003	Per Capita	0.0098	0.0094

## **South Rockwood Community Summary**

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	Measure	S. ROCKWOOD	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$144,400	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$9,450	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	7.00%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$6,660	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.38%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$252,411	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$23,963	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	13.74%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$140,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$8,400	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	6.38%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$6,350	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.28%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	180%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$6,138	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	5.29%	7.93%
All Houses: Assessment Trend	2003	Increase	\$554	\$1,800
All Houses: Assessment Trend	2003	Increase	0.41%	1.23%
PUBLIC SAFETY	1			
Police Calls For Service	2003	Per Capita	0.2616	0.4748
Group A Crime Incidents	2003	Per Capita	0.0243	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	-2.73%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0061	0.0150
Property Crime Incidents	2003	Per Capita	0.0104	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0070	0.0171
Persons on Probation	2003	Per Capita	0.0048	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0407	0.0732
Fire Calls For Service	2003	Per Capita	0.0145	0.0287
Traffic Accidents	2003	Per Capita	0.0090	0.0230
BUSINESSES	·		·	
Businesses (licensed)	2003	Per Capita	0.0420	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0327	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	682	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0038	0.0033